

COUNCIL AGENDA ITEM # \_\_\_\_ FOR  
TUESDAY, October 12<sup>th</sup>, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

October 6, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 3906 Lincoln Avenue (Rep. District #2)

Scheduling a public hearing to be held on November 9<sup>th</sup>, 2004 to determine if the property located at 3906 Lincoln Avenue in the City of El Paso (Legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. The owners of record as of September 20<sup>th</sup>, 2004, Francisco Javier Valenzuela and Armida Valenzuela, 2300 Red Bluff Road, El Paso, Texas 79930, have been notified of the violations at this property. District #2



# **CONDEMNATION REPORT**

## **BUILDING PERMITS AND INSPECTIONS**

**DATE OF EXAMINATION:** May 6, 2002

**REP. DISTRICT:** 2

**ADDRESS:** 3906 Lincoln Avenue

**ZONED:** A-2

**LEGAL DESCRIPTION:** Lots 24-26, Morningside Heights, Block 109

**OWNER:** Francisco J. Valenzuela

**ADDRESS:** 2300 Red Bluff Rd., El Paso, TX 79930

**BUILDING USE:** Open and abandoned apartments

**TYPE OF CONSTRUCTION:** III – concrete block and wood frame

**FOOTINGS:** Concrete

**FEASIBLE TO REPAIR:** Unable to determine by visual inspection. An engineer must be hired to evaluate the footings for structural integrity.

**CONDITION:** Unable to determine by visual inspection. An engineer must be hired to evaluate the footings for structural integrity.

**FOUNDATION WALL:** N/A

**FEASIBLE TO REPAIR:**

**CONDITION:**

**FLOOR STRUCTURE:** Concrete slab on grade

**FEASIBLE TO REPAIR:** Yes

**CONDITION:** Fair – It appears that there has been ground settlement and the slab is not level. A structural engineer must be hired to evaluate the actual condition of the foundation.

**EXTERIOR WALLS: HEIGHT:** 8' **THICKNESS:** 9"

**FEASIBLE TO REPAIR:** Yes

**CONDITION:** Exterior walls are concrete block and appear to need only minor repair. However, it has been noted that ground movement has occurred which may have compromised the structural stability of the exterior wall. An engineer must be hired to evaluate the walls and provide our office with a report.

**INTERIOR WALLS & CEILINGS:** 2 x 4 wood studs with sheetrock or plaster

**FEASIBLE TO REPAIR:** Yes

**CONDITION:** Poor – Most interior walls and ceilings must be repaired with new sheetrock due to damage by roof leaks and vandals

**ROOF STRUCTURE:** 2 x 10 flat rafters with 1 x 8 sheathing covered with built up asphalt

**FEASIBLE TO REPAIR:** No

**CONDITION:** Poor – The entire roof structure must be evaluated by a structural engineer, and be replaced or repaired.

**DOORS, WINDOWS, ETC.:** Metal casement windows with wood doors

**FEASIBLE TO REPAIR:** No

**CONDITION:** All windows and doors must be replaced with code-approved units. Bedroom windows do not meet the egress requirements.

**MEANS OF EGRESS:** All windows and doors must be replaced with code-approved units. Bedroom windows do not meet the egress requirement.

**FEASIBLE TO REPAIR:**

**CONDITION:**

**PLUMBING:** A licensed and insured plumber must be hired to evaluate the system and repair or replace any parts of the plumbing system, which do not meet code.

**ELECTRICAL:** An electrical contractor must be hired to bring the electrical system up to code.

**MECHANICAL:** A mechanical contractor must be hired to bring the mechanical system up to code.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** 0

**WARNING POSTED:** Yes **BARRICADED:** No **POLICE AID REQD.:** No

**REMARKS:** This open and abandoned apartment building must be boarded up and fenced with a 6' chain link fence. It is being used as a harborage by gangs, drug users and vagrants. A complete set of engineered drawings must be submitted to plan review and permits must be obtained and the building must be reconstructed for the continued occupancy of the structure.

Bill Stern  
**Inspector**



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**WARNING POSTED:** Yes **BARRICADED:** No **POLICE AID REQD.:** No

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Bill Stern  
Inspector

**JOE WARDY**  
MAYOR



**BUILDING SERVICES DEPARTMENT  
CODE COMPLIANCE  
MAY 6, 2002**

Francisco J. Valenzuela  
2300 Red Bluff Rd.  
El Paso, TX 79930-1724

Re: 3906 Lincoln Ave.  
Lot: 24 TO 26  
Blk: 109, Morningside Heights  
Zoned: A2  
02-04-1292  
Certified Mail Receipt #  
7001 2510 0001 6219 8960

**CITY COUNCIL**

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING Jr.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN COOK**  
DISTRICT NO. 4

**DANIEL S. POWER**  
DISTRICT NO. 5

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY COBOS**  
DISTRICT NO. 8

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:

**3906 Lincoln Ave.**

- i. The building constitutes a danger to the public even though secured entry, or
- ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at **3906 Lincoln Ave.** has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The plumbing system is inadequate and does not meet minimum code requirements.
- f. The electrical system is inadequate and does not meet minimum code requirements.
- g. The HVAC system is inadequate and does not meet minimum code requirements.
- h. The structure is open and accessible to unauthorized entry.
- i. The premises are full of weeds, trash, and debris.
- j. In the event you fail to correct these violations within 30 days, the case will be submitted to the City Attorney's Office for condemnation proceedings. The City Council will decide if the building should be condemned, vacated, secured, repaired or demolished as per Sec. 18.52.040.
- k. This case is being submitted to the City Attorney's office for condemnation Proceedings. The City Council will decide if the building should be condemned, vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

**3906 Lincoln Ave.**

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Services Department, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DEPUTY DIRECTOR FOR BUILDING SERVICES:

A handwritten signature in black ink, appearing to read 'Bill Stern', with a stylized, cursive script.

Bill Stern  
Building Inspector

BS/lm



El Paso Fire Department  
Fire Prevention

To: Building Inspector Supervisor  
Department: Building Services, Code Enforcement  
From: Anastacio Moreno, Fire Inspector  
Date: February 24, 2003

Condemnation Report

Address: 3906 Lincoln Ave.  
Legal Description: Block 109, Morningside Heights , Lots 24 & 26

Conditions Found:

	Good	Fair	Poor
Doors			XXXXXX
Windows			XXXXXX
Walls			XXXXXX
Roof			XXXXXX
Interior			XXXXXX
Grounds			XXXXXX
Other			XXXXXX

Disposition: This structure is a ten unit apartment complex.  
All the units are open and unsecured. There is brush and  
overgrowth. There are some combustibles stored in some units.  
Complex is in very poor condition. All units have broken windows  
and most units have tagging and evidence of vandalism inside.

Recommendations: This property is a life, health, and safety  
hazard. Structure must be secured until demolition or needed  
repairs can be carried out.

Attachments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 9<sup>th</sup> day of November, 2004 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 3906 Lincoln Avenue, in El Paso, Texas, which property is more particularly described as:

Lots: 19 through 26, inclusive, Block 109, Morningside Heights Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on File in Book 11, Page 33, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Francisco Javier Valenzuela and Armida Valenzuela, 2300 Red Bluff Road, El Paso, Texas 79930, are listed as the Owners of the real property described herein.

The Owners of said property are hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of City Council the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owners, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owners show that the property is the Owner's lawful homestead and;
- III) the Owners may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owners and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 12<sup>th</sup> day of October, 2004.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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Lisa A. Hayes  
Assistant City Attorney

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Tom Maguire  
Housing Compliance Supervisor

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property located at 3906 Lincoln Avenue, was PUBLISHED in the official City newspaper on the \_\_\_\_day of\_\_\_\_\_, 2004.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Francisco Javier Valenzuela  
2300 Red Bluff Rd.  
E; Paso, Texas 79930

Date:\_\_\_\_\_  
Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Laneview Financial, Inc.  
P. O. Box 132  
Ennis, Texas 75120

Date:\_\_\_\_\_  
Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Armida Valenzuela  
2300 Red Bluff Rd.  
El Paso, Texas 79930

Date:\_\_\_\_\_  
Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup> , 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Surety Savings Association  
ATTN: Irene Wagoneer  
P. O. Drawer 3628  
El Paso, Texas 79923

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup> , 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Surety Savings Association Trustee  
C/O Nancy C. Santana  
P. O. Box 3628  
El Paso, Texas 79924

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup> , 2004 regarding the property at 3906 Lincoln Avenue, was (HAND-DELIVERED) to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup> , 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date:\_\_\_\_\_

Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 3906 Lincoln Avenue, El Paso, Texas.

Date:\_\_\_\_\_

Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

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The Owners of said property are hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

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- II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owners show that the property is the Owner's lawful homestead and;
- III) the Owners may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owners and all other persons having an interest in the property as provided by law.


According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 12<sup>th</sup> day of October, 2004.

APPROVED AS TO FORM:

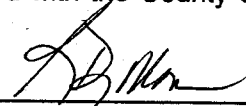
  
\_\_\_\_\_  
Lisa A. Hayes  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Tom Maguire  
Housing Compliance Supervisor



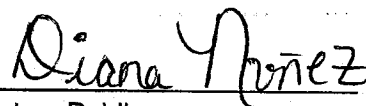
I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property located at 3906 and 3908 Lincoln Avenue, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

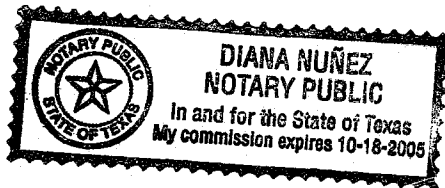
  
Richarda Duffy Momsen

Executed this 27<sup>th</sup> day of October, 2004 on behalf of  
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

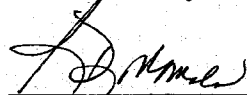
STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this 27<sup>th</sup> day of October, 2004.

  
Notary Public



I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property located at 3906 and 3908 Lincoln Avenue, was PUBLISHED in the official City newspaper on the 14<sup>th</sup> day of October, 2004.

  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Francisco Javier Valenzuela  
2300 Red Bluff Rd.  
E; Paso, Texas 79930

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Laneview Financial, Inc.  
P. O. Box 132  
Ennis, Texas 75120

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Armida Valenzuela  
2300 Red Bluff Rd.  
El Paso, Texas 79930

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Surety Savings Association  
ATTN: Irene Wagoneer  
P. O. Drawer 3628  
El Paso, Texas 79923

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Surety Savings Association Trustee  
C/O Nancy C. Santana  
P. O. Box 3628  
El Paso, Texas 79924

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (HAND-DELIVERED) to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated October 12<sup>th</sup>, 2004 regarding the property at 3906 and 3908 Lincoln Avenue, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 3906 and 3908 Lincoln Avenue, El Paso, Texas.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector



# CONDEMNATION REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** May 6, 2002

**REP. DISTRICT:** 2

**ADDRESS:** 3906 and 3908 Lincoln Avenue

**ZONED:** A-2

**LEGAL DESCRIPTION:** Lots 24-26, Morningside Heights, Block 109

**OWNER:** Francisco J. Valenzuela

**ADDRESS:** 2300 Red Bluff Rd., El Paso, TX 79930

**BUILDING USE:** Open and abandoned apartments

**TYPE OF CONSTRUCTION:** III – concrete block and wood frame

**FOOTINGS:** Concrete

**FEASIBLE TO REPAIR:** Unable to determine by visual inspection. An engineer must be hired to evaluate the footings for structural integrity.

**CONDITION:** Unable to determine by visual inspection. An engineer must be hired to evaluate the footings for structural integrity.

**FOUNDATION WALL:** N/A

**FEASIBLE TO REPAIR:**

**CONDITION:**

**FLOOR STRUCTURE:** Concrete slab on grade

**FEASIBLE TO REPAIR:** Yes

**CONDITION:** Fair – It appears that there has been ground settlement and the slab is not level. A structural engineer must be hired to evaluate the actual condition of the foundation.

**EXTERIOR WALLS: HEIGHT:** 8' **THICKNESS:** 9"

**FEASIBLE TO REPAIR:** Yes

**CONDITION:** Exterior walls are concrete block and appear to need only minor repair. However, it has been noted that ground movement has occurred which may have compromised the structural stability of the exterior wall. An engineer must be hired to evaluate the walls and provide our office with a report.

**INTERIOR WALLS & CEILINGS:** 2 x 4 wood studs with sheetrock or plaster

**FEASIBLE TO REPAIR:** Yes

**CONDITION:** Poor – Most interior walls and ceilings must be repaired with new sheetrock due to damage by roof leaks and vandals

**ROOF STRUCTURE:** 2 x 10 flat rafters with 1 x 8 sheathing covered with built up asphalt

**FEASIBLE TO REPAIR:** No

**CONDITION:** Poor – The entire roof structure must be evaluated by a structural engineer, and be replaced or repaired.

**DOORS, WINDOWS, ETC.:** Metal casement windows with wood doors

**FEASIBLE TO REPAIR:** No

**CONDITION:** All windows and doors must be replaced with code-approved units. Bedroom windows do not meet the egress requirements.

**MEANS OF EGRESS:** All windows and doors must be replaced with code-approved units. Bedroom windows do not meet the egress requirement.

**FEASIBLE TO REPAIR:**

**CONDITION:**

**PLUMBING:** A licensed and insured plumber must be hired to evaluate the system and repair or replace any parts of the plumbing system, which do not meet code.

**ELECTRICAL:** An electrical contractor must be hired to bring the electrical system up to code.

**MECHANICAL:** A mechanical contractor must be hired to bring the mechanical system up to code.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** 0

**WARNING POSTED:** Yes **BARRICADED:** No **POLICE AID REQD.:** No

**REMARKS:** This open and abandoned apartment building must be boarded up and fenced with a 6' chain link fence. It is being used as a harborage by gangs, drug users and vagrants. A complete set of engineered drawings must be submitted to plan review and permits must be obtained and the building must be reconstructed for the continued occupancy of the structure.

Bill Stern  
Inspector